

## **1 INTRODUCTION**

The East Rockingham Industrial Park (ERIP), now known as the Rockingham Industrial Zones (RIZ), forms part of the southern section of the Western Trade Coast (WTC). The name Western Trade Coast was identified for the area to recognize its strategic economic importance to the Western Australian economy. The Western Trade Coast encompasses some of the state's major established industrial and strategic assets, comprising about 3,900ha of land which includes land in the City of Cockburn, City of Kwinana and the City of Rockingham.

The RIZ is one of the four primary industrial estates within the WTC, which also includes the [Kwinana Industrial Area](#), [Latitude 32 Industry Zone](#), and the [Australian Marine Complex](#).

## **2 BACKGROUND**

The ERIP is a strategic site that was first identified for industrial development through the Western Australian Planning Commission's (WAPC) *East Rockingham Industrial Park Improvement Plan No.14 Area* (IP14). IP14 was initiated in 1988 under the provisions of Section 37A of the former *Metropolitan Region Town Planning Scheme Act 1959* (as amended), for the purpose of advancing the planning, development and use of the land affected by the Plan for industrial purposes.

The IP14 Improvement Plan has been adopted by Cabinet and the WAPC. Proposed industrial precincts intended within IP14 include port-related industry, environmentally acceptable heavy industry, an advanced materials park, general industry and light industry.

## **3 PURPOSE**

The purpose of this Planning Policy is to set out the objectives and policy provisions which the Local Government must have due regard to in the assessment and determination of applications for Development Approval within all Industrial zones. Accordingly, this Policy applies to the Light Industry, General Industry and Special Industry Zones.

The Policy has been formulated to provide applicants with a user friendly set of planning criteria and to ensure that the industrial areas within East Rockingham have a consistent high standard of development and visual amenity expected by the community, to be applied by applicant's seeking Development Approval.

## **4 POLICY APPLICATION**

Town Planning Scheme No.2 (TPS2) states that in considering applications for Development Approval and otherwise planning for development within industrial zones, the Local Government must have due regard to the ERIZ Policy. The ERIZ Policy applies to the Special Industry Zone, General Industry Zone, Light Industry Zone and Service Commercial Zone (refer to Appendix 1 – Zoning Map).

## **5 POLICY OBJECTIVES**

The objectives are:

- (a) To achieve attractive and unified development which acknowledge the goal of conserving and enhancing the natural environment through the retention of natural vegetation and the introduction of water efficient and quality landscaping together with well-designed buildings;
- (b) To achieve consistency and compatibility in the built form and landscaping, whilst allowing for individuality and a well presented corporate or market image;
- (c) To avoid unsightly and poorly planned development; and
- (d) To protect and enhance natural vegetation along Patterson Road and Mandurah Road, as major entry ways to the City, to ensure Industrial development is appropriately screened.

**6 DEVELOPMENT STANDARDS**

**6.1 Site Layout, Building Orientation and Materials**

- (a) Office and administrative buildings must be designed to address the street, providing a legible entrance for pedestrians and a positive contribution to the streetscape through the use of glazing, a mixture of materials and architectural features.
- (b) The ground floor facades of all buildings visible from the primary road or open space area must be of masonry construction with exposed aggregate or coated with a textured finish or equivalent. The second floor or its equivalent may be constructed of other materials.
- (c) Walls on side or rear boundaries must be exposed aggregate or coated with a textured finish or equivalent.
- (d) Customer service areas and employee amenities must be located within the front portion of the buildings, with operational areas being located to the rear of the site.
- (e) Corner lots must apply articulated elevations to both street frontages.
- (f) Buildings must be oriented to take advantage of passive solar values and prevailing winds for improved energy efficiency.
- (g) Direct vehicle access to the western and eastern sides of Patterson Road and the western side of Mandurah Road is not permitted.

**6.2 Building Setbacks and Landscaping Requirements**

The building setbacks, buffers and landscaping requirements applied to each industrial zone are provided in the tables below:

**Table No.2 – Building Setbacks for Industrial Zones**

<b>Zone</b>	<b>Building Setback Requirements</b>	
<i>Special Industry Zone and General Industry Zone</i>	<i>Primary Street Frontage:</i> <i>Secondary Street Frontage:</i> <i>Side and Rear Setbacks:</i>	<i>Minimum: 15 metres</i> <i>Minimum: 10 metres</i> <i>In accordance with the Building Code of Australia</i>
<i>Light Industry Zone</i>	<i>Primary Street Frontage:</i> <i>Secondary Street Frontage:</i> <i>Side and Rear Setbacks:</i>	<i>Minimum: 15 metres</i> <i>Minimum: 3 metres</i> <i>In accordance with the Building Code of Australia</i>

**Table No.3 – Landscaping Requirements for Industrial Zones**

<b>Zone</b>	<b>Landscaping Requirements</b>	
<i>Special Industry Zone and General Industry Zone</i>	<i>Primary Street Frontage:</i> <i>Secondary Street Frontage:</i>	<i>Minimum: 10 metres, plus the street verge</i> <i>Minimum: 5 metres, plus the street verge</i>
<i>Light Industry Zone</i>	<i>Primary Street Frontage:</i> <i>Secondary Street Frontage:</i>	<i>Minimum: 5 metres, plus the street verge</i> <i>Minimum: 3 metres, plus the street verge</i>

*Note: Notwithstanding the above, any development in proximity to a pipeline will need prior consultation with the pipeline operator to determine a suitable setback distance.*

### **6.3 Building Height**

Tall structures such as stacks, large structures, sheds, manufacturing equipment and the like must be located towards the centre of the development land where practical, particularly when the land is located adjacent to Patterson Road or Mandurah Road, in order to minimise visual impact of building bulk and large scale infrastructure.

### **6.4 Car Parking**

The following development standards for car parking for all industrial zones are applicable.

- (a) Car parking provision must be in accordance with the minimum requirements of Table No.2 of TPS2;
- (b) Parking for service/haulage vehicles is to be separated from visitor/staff parking areas;
- (c) The number and location of crossovers must consider traffic safety, ease of vehicle movement and the location of existing and proposed vegetation;
- (d) All commercial vehicles and passenger vehicles must be able to enter and leave the site in a forward gear;
- (e) Provide shade trees at a ratio of 1 per 4 car bays, evenly throughout customer/staff parking areas;
- (f) Provide clear footpaths for pedestrian movement separate from areas of frequent vehicular movement;
- (g) Parking and access for people with Disability must be designed in accordance with Australian Standard 2890.6.2009 – Parking facilities Off-street parking for people with disabilities (as amended);
- (h) Car parking areas must be designed in accordance with Australian Standard AS2890.1 (as amended); and
- (i) Car parking areas must be constructed using concrete, bitumen or trafficable brick paving.

### **6.5 Fencing**

Fencing in all industrial zones must address security, visual permeability and streetscape interface, and is subject to the following development standards:

- (a) Security fencing will be permitted on front, side and rear lot boundaries;
- (b) Security fencing within the street setback area is discouraged and must be considered on a case-by-case basis. Where security fencing is required to the street frontage, the fence line should be setback at the building line or behind the required landscaping area;
- (c) The minimum standard for fencing is black PVC coated galvanised link mesh. Colourbond or fibre cement fencing is not supported within the primary or secondary street setback;
- (d) Masonry fencing is permitted subject to open style fencing being incorporated to facilitate passive surveillance to the street;
- (e) Long expanses of fencing or solid wall structures are generally not supported to prevent monotony; and
- (f) Fencing to otherwise be in accordance with the City's Fencing Local Law.

### **6.6 Service, Storage and Display Areas**

Service, storage and display areas for all industrial zones is subject to the following development standards:

- (a) Loading and storage areas are to be effectively screened with appropriately placed, quality visual screening. Landscaping and approved obscure fencing can be utilised to screen such areas;
- (b) Service and storage areas must be located behind the front building line; and

- (c) Adequate provision for turning and reversing of vehicles on-site and appropriately sized crossover is to be provided.

### 6.7 Plant and Equipment

All plant and equipment is to be screened or placed remote from the street public areas where appropriate.

### 6.8 Outbuildings and Other Structures

Outbuildings and other structures separate to the main administration building are subject to the following development standards:

- (a) Where numerous separate buildings are located on the site, the design of each should be considered with a 'whole of site' planning approach, so that they may present as an integrated development; and
- (b) Future expansion and staging should be considered so as to integrate with these buildings. The use of colours, form and materials should otherwise match existing buildings on site.

### 6.9 Signage

All signage/advertisements to comply with Planning Policy No.3.3.1 – *Control of Advertisements*.

### 6.10 Landscaping

In the General Industrial zone and Special Industry zone, protection of landscaping buffer areas is of key importance to soften the impact of large scale industry developments in order to provide a green entrance along Patterson Road and Mandurah Road.

The following landscaping width only applies to the Special Industry zone and General Industry zone:

- The landscaping area to Mandurah Road and Patterson Roads must be revegetated with native endemic species.

The following development standards apply to all industrial zones:

- Landscaping and revegetation of buffers to have a 3 tier composition, to include ground covers (grasses etc.), middle section (bushes, small trees) and upper storey (larger trees etc.).
- The Landscape Plan as a condition of Development Approval must include a list of planting species, the density and location of plants. The plant species selected must be in accordance with Development WA's Development Guidelines or Water Corporation's Water Wise plant list.
- Verge areas are to be landscaped and reticulated at the time of development by the owner/operator. This may include turf, mulch or some other form of groundcover, unless where natural vegetated swales have already been installed by Development WA at the time of subdivision. The owner/operator is to maintain landscaping accordingly.
- Shade trees in the verge (outside of buffer areas) must be provided at 1 tree per 10 metres of street frontage, unless otherwise approved.
- Existing native vegetation must be retained in buffer areas and where practical, existing trees are to be retained elsewhere.
- Landscaping is to be provided within parking areas to provide shade for parked vehicles and soften the impact of hardstand areas. Shade trees are to be provided at a ratio of 1 per 4 car bays, evenly throughout parking areas.

- Soil conditioner (humus) and mulch must be used in all planted areas to help retain soil moisture and nutrients. Fertilisers should be slow release to minimise leaching of nutrients into groundwater as coastal soils have a low nutrient retention capacity.
- Landscaping is to be used to screen service and storage areas.
- On-site and verge landscaping must be maintained for the life of the development.
- Landscaping to be considered together with Planning Policy 3.4.3 – *Urban Water Management*.

## 7 APPLICATION REQUIREMENTS AND CONSIDERATION

### 7.1 Accompanying information for Applications

Applications for Development Approval must be made on the form prescribed by the City of Rockingham, and must be signed by the owner(s), and accompanied by the following information:

- (a) A written submission describing the proposal, which should include confirmation that the requirements of this Planning Policy can be achieved;
- (b) Such plans (Survey, Site Plan, floor plans and elevations) and other information that the City may reasonably require to enable the application to be determined, including but not limited to the location, number and layout of all existing and proposed car parking spaces on-site, all proposed buildings, storage/set down areas, service areas and loading areas;
- (c) The site plan to show the areas to be landscaped or revegetated as per section 5.10 of this policy;
- (d) A Traffic Impact Assessment or Traffic Impact Statement required as per the Department of Planning Lands and Heritage (DPLH) Traffic Impact Assessment Guidelines;
- (e) A Bushfire Management Plan prepared in accordance with the DPLH's *Guidelines for Planning in Bushfire Prone Areas* for land designated as Bushfire Prone by the Department of Fire and Emergency Services (DFES) Commissioner. An Emergency Evacuation Management Plan will also be required to be accompanied for any proposal which involves Vulnerable or High Risk land uses;
- (f) Heritage Impact Assessment/Statement may be required for any property listed on the City's Heritage List or State Register of Heritage Places;
- (g) A Pipeline Risk Management Plan (or Risk Assessment) endorsed by the pipeline operator (APA Group) for any development located within the buffer of the Parmelia pipeline (which runs along Office Road and Mandurah Road) as per the Department of Planning, Lands and Heritage's (DPLH) Planning Bulletin 87 - *High Pressure Gas Transmission in the Perth Metropolitan Area* and Development Control Policy 4.3 - Planning for High-Pressure Gas Pipelines;
- (h) An Acoustic Consultant's Report (if required) for any noise generating premises in accordance with the *Environmental Protection (Noise) Regulations (1997)*;
- (i) Copies of any Works Approvals or Licence (or applications lodged) from the Department of Water and Environmental Regulation for Prescribed Premises under Schedule 1 of the *Environmental Protection Regulations (1997)*;
- (j) Any other technical report to manage off-site impacts and/or issues identified during the assessment of the application as identified in Planning Procedure No.28 - *East Rockingham Industrial Park Improvement Plan No.14*; and
- (k) Details of any proposed signage to be erected.

### 7.2 Permissibility

The Zoning Table in TPS2 designates the uses permitted in the Scheme Area in the various industrial zones.

### **7.3 Relevant Policies/Procedures**

This Planning Policy should be read in conjunction with the following City Policies and Procedures:

#### Policies

- Local Planning Policy No.3.3.1 – Control of Advertisements
- Local Planning Policy No.3.4.3 – Urban Water Management
- Local Planning Policy No.3.3.21 – Heritage Development and Design
- Local Planning Policy No.7.2 – Assessment of Local Bushland
- Local Planning Policy No.7.3 – Cockburn Sound Catchment

#### Procedures

- Planning Procedure 1.15 – Preparation and Assessment of Development Application
- Planning Procedure 1.16 – Car parking and Access Considerations for People with Disability
- Planning Procedure 1.19 – Development Assessment Panels
- Planning Procedure 1.21 – Requirements for Planning Proposals in Bushfire Prone Areas
- Planning Procedure 1.23 – Environmental Assessment
- Planning Procedure 1.28 – East Rockingham Industrial Park Improvement Plan No.14
- (Note: any new Policies or Procedures will be automatically included or removed as required)

### **7.4 Public Consultation**

Where the Manager, Statutory Planning considers that an application for Development Approval is likely to have a significant potential impact upon the amenity of an area, environmentally or affected neighbouring properties or the use is an 'A' use in the TPS2, the application will be the subject of a process of community consultation in accordance with clause 64 of the deemed provisions of Town Planning Scheme No.2 and Planning Procedure No.1.3 - Community Consultation.

## **8 INTERPRETATIONS**

For the purposes of this Planning Policy, the following terms must have the same meaning as in Town Planning Scheme No.2:

<u>City:</u>	means the City of Rockingham Local Government.
<u>Council:</u>	means the Council of the City of Rockingham Local Government.
<u>Primary Street Frontage:</u>	means the principle frontage from where vehicle access is taken;
<u>Secondary Street:</u>	means another street which is not the principle frontage, but which adjoins the site.

## **9 AUTHORITY**

Development Applications which comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 83 of the deemed provisions of TPS2 and the Delegated Authority Register.

In the event that substantiated objections are received following community consultation, the application for Development Approval may be referred to Council for determination.

## **10 ADOPTION**

This Policy was adopted by the Council at its ordinary Meeting held on 27 May 2008.

## **11 AMENDMENT**

This Planning Policy was amended by the Council at its ordinary Meeting held on 28 March 2023.

### Appendix 1 – Zoning Map

